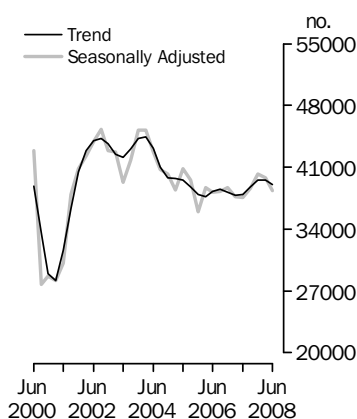


# DWELLING UNIT COMMENCEMENTS

AUSTRALIA  
PRELIMINARY

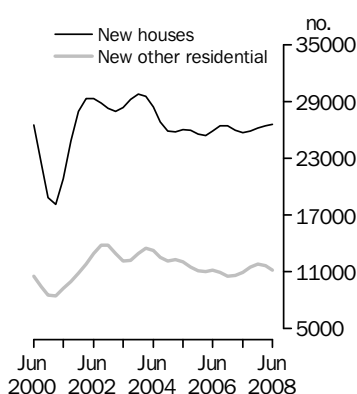
EMBARGO: 11.30AM (CANBERRA TIME) MON 15 SEP 2008

## Dwelling units commenced



## Private dwellings commenced

Trend estimates



## INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Willie Hynd on Adelaide (08) 8237 7645.

## KEY FIGURES

	Jun qtr 08 no.	Mar qtr 08 to Jun qtr 08 %	Jun qtr 07 to Jun qtr 08 %
<b>TREND ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>39 093</b>	<b>-1.2</b>	<b>3.0</b>
New private sector houses	26 560	0.5	3.4
New private sector other residential building	11 140	-4.3	2.0
<b>SEASONALLY ADJUSTED ESTIMATES</b>			
<b>Total dwelling units commenced</b>	<b>38 348</b>	<b>-3.7</b>	<b>2.1</b>
New private sector houses	26 758	4.1	5.4
New private sector other residential building	10 383	-17.1	-3.7

## KEY POINTS

### TOTAL DWELLING UNITS

- The trend estimate for the total number of dwelling units commenced fell 1.2% in the June quarter 2008 following a flat March quarter.
- The seasonally adjusted estimate for the total number of dwelling units commenced fell 3.7% in the June quarter which follows a revised fall of 1.0% in the March quarter.

### NEW HOUSES

- The trend estimate for new private sector house commencements rose 0.5% in the June quarter following a revised increase of 0.9% in the March quarter.
- The seasonally adjusted estimate for new private sector house commencements rose 4.1% in the June quarter following a revised fall of 5.3% in the March quarter.

### OTHER RESIDENTIAL BUILDING

- The trend for new private sector other residential building commencements fell 4.3% in the June quarter which follows a revised fall of 1.7% in the March quarter.
- The seasonally adjusted estimate for new private sector other residential building fell 17.1% in the June quarter following a revised increase of 9.5% in the March quarter.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
September 2008	16 December 2008
December 2008	19 March 2009



## ABOUT THIS ISSUE

This publication provides an early indication of trends in the number of dwelling units commenced. The data are estimates based on a response rate of approximately 90% of a sample of building jobs collected in the Building Activity Survey. More comprehensive and updated results will be released in *Building Activity, Australia* (cat. no. 8752.0), on 13 October 2008.

## SIGNIFICANT REVISIONS THIS ISSUE

Compared to the estimates published in *Building Activity, Australia*, March quarter 2008 (cat. no. 8752.0) released on 15 July 2008:

- the total number of dwellings commenced in Australia during March quarter 2008 has been revised upwards by 1307 (+3.7%).
- the number of new private sector houses commenced in Australia during the March quarter 2008 has been revised upwards by 262 (+1.1%).
- the number of new private sector other residential dwelling units commenced in Australia during the March quarter 2008 has been revised upwards by 1027 (+9.8%).



## ABBREVIATIONS

ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
Aust.	Australia
NSW	New South Wales
NT	Northern Territory
qtr	quarter
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

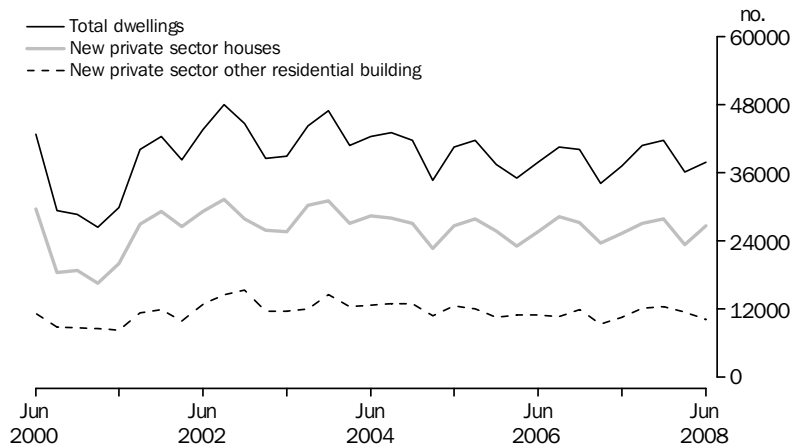
Peter Harper  
Acting Australian Statistician

# DWELLING UNIT COMMENCEMENTS ORIGINAL

ORIGINAL ESTIMATES

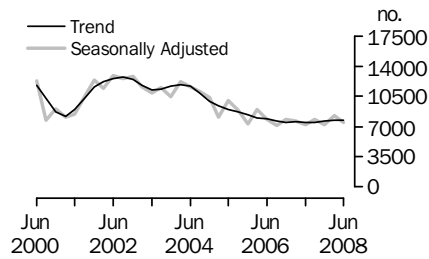
	<i>Jun qtr 08</i>	<i>Mar qtr 08 to Jun qtr 08</i>	<i>Jun qtr 07 to Jun qtr 08</i>
	no.	%	%
New private sector houses	26 674	14.3	5.3
New private sector other residential building	10 111	-12.1	-3.9
Private sector conversion, etc.	294	-23.2	-33.7
Public sector dwellings	889	-8.3	-3.3
<b>Total dwelling units</b>	<b>37 968</b>	<b>4.9</b>	<b>2.0</b>

- The total number of dwelling units commenced rose 4.9% in the June quarter 2008, to 37,968.
- New private sector house commencements rose 14.3%, to 26,674. Commencements rose in all states and territories.
- New private sector other residential building fell 12.1%, to 10,111. This follows a revised fall of 7.2%, to 11,508 in the March quarter.
- The total number of public sector dwellings commenced fell 8.3%, to 889. Commencements fell in states and territories other than Queensland.



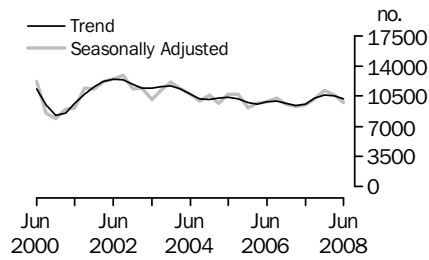
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES

## NEW SOUTH WALES



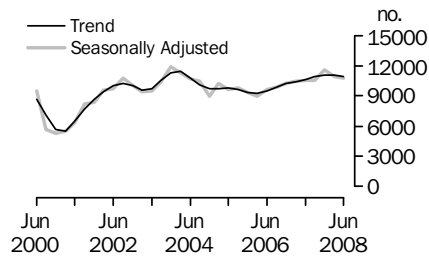
The trend estimate of the number of total dwelling unit commencements was flat in the June quarter following three quarters of growth.

## VICTORIA



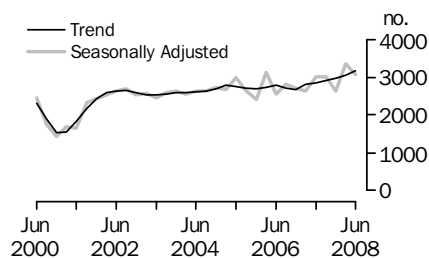
The trend estimate of the number of total dwelling unit commencements is now showing falls for two quarters.

## QUEENSLAND



The trend estimate of the number of total dwelling unit commencements fell in the latest quarter.

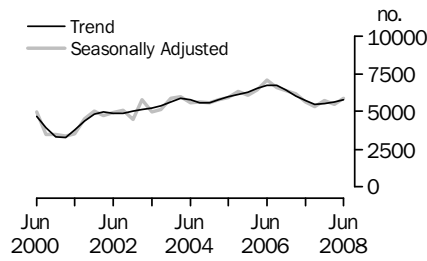
## SOUTH AUSTRALIA



The trend estimate of the number of total dwelling unit commencements is now showing rises for six quarters.

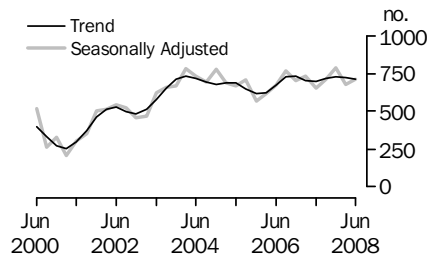
# DWELLING UNIT COMMENCEMENTS STATES & TERRITORIES *continued*

## WESTERN AUSTRALIA



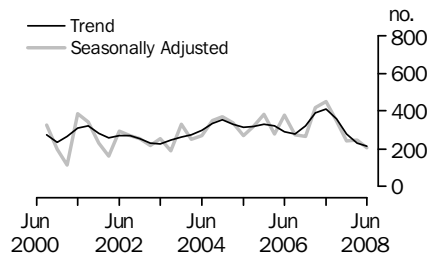
The trend estimate of the number of total dwelling unit commencements is now showing rises for three quarters.

## TASMANIA



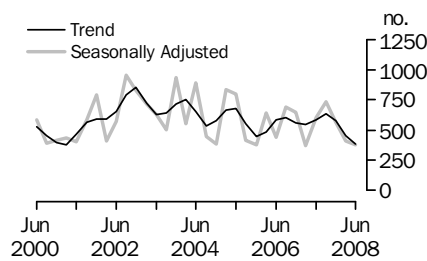
The trend estimate of the number of total dwelling unit commencements has fallen for two quarters.

## NORTHERN TERRITORY



The trend estimate of the number of total dwelling unit commencements has fallen for the last four quarters.

## AUSTRALIAN CAPITAL TERRITORY



The trend estimate of the number of total dwelling unit commencements has fallen for the last three quarters.

## LIST OF TABLES

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*page*

### TABLES

<b>1</b>	Dwelling unit commencement . . . . .	7
<b>2</b>	Dwelling unit commencements, change from previous period . . . . .	8
<b>3</b>	Dwelling unit commencements, states and territories . . . . .	9
<b>4</b>	Dwelling unit commencements, states and territories, change from previous period . . . . .	10
<b>5</b>	Dwelling unit commencements, states and territories, original . . . . .	11
<b>6</b>	Dwelling unit commencements, states and territories, private sector, original . . . . .	12
<b>7</b>	Dwelling unit commencements, states and territories, public sector, original . . . . .	13

## DWELLING UNIT COMMENCEMENTS

	PRIVATE SECTOR			TOTAL SECTORS		
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwelling units(a)</i>
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>2005-06</b>	102 432	44 628	148 760	104 264	46 249	152 315
<b>2006-07</b>	104 641	42 530	148 665	106 538	44 127	152 177
<b>2007-08</b>	105 084	46 194	152 804	107 039	48 088	156 794
<b>2007</b>						
Mar Qtr	23 679	9 399	33 341	24 057	9 847	34 175
Jun Qtr	25 336	10 518	36 297	25 867	10 902	37 216
Sep Qtr	27 150	12 171	39 665	27 810	12 744	40 911
Dec Qtr	27 922	12 404	40 832	28 391	12 818	41 718
<b>2008</b>						
Mar Qtr	23 338	11 508	35 228	23 874	11 914	36 197
Jun Qtr	26 674	10 111	37 079	26 964	10 612	37 968
SEASONALLY ADJUSTED						
<b>2007</b>						
Mar Qtr	26 079	10 239	36 647	26 538	10 762	37 636
Jun Qtr	25 383	10 781	36 632	25 938	11 158	37 568
Sep Qtr	25 479	11 903	37 621	26 018	12 344	38 614
Dec Qtr	27 151	11 441	39 219	27 630	11 952	40 213
<b>2008</b>						
Mar Qtr	25 699	12 524	38 698	26 338	12 984	39 823
Jun Qtr	26 758	10 383	37 451	27 061	10 878	38 348
TREND						
<b>2007</b>						
Mar Qtr	25 952	10 608	36 918	26 433	11 036	37 834
Jun Qtr	25 688	10 922	36 981	26 199	11 364	37 941
Sep Qtr	25 856	11 517	37 800	26 403	11 967	38 800
Dec Qtr	26 197	11 848	38 514	26 738	12 315	39 537
<b>2008</b>						
Mar Qtr	26 425	11 644	38 527	26 920	12 132	39 551
Jun Qtr	26 560	11 140	38 113	26 987	11 627	39 093

(a) Includes Conversions, etc.

## DWELLING UNIT COMMENCEMENTS—Change from previous period

	PRIVATE SECTOR			TOTAL SECTORS		
	New houses	New other residential building	Total dwelling units(a)	New houses	New other residential building	Total dwelling units(a)
	%	%	%	%	%	%
ORIGINAL						
<b>2005-06</b>	-2.0	-9.6	-4.7	-2.2	-10.4	-5.0
<b>2006-07</b>	2.2	-4.7	-0.1	2.2	-4.6	-0.1
<b>2007-08</b>	0.4	8.6	2.8	0.5	9.0	3.0
<b>2007</b>						
Mar Qtr	-13.1	-21.3	-15.6	-13.1	-19.6	-15.1
Jun Qtr	7.0	11.9	8.9	7.5	10.7	8.9
Sep Qtr	7.2	15.7	9.3	7.5	16.9	9.9
Dec Qtr	2.8	1.9	2.9	2.1	0.6	2.0
<b>2008</b>						
Mar Qtr	-16.4	-7.2	-13.7	-15.9	-7.1	-13.2
Jun Qtr	14.3	-12.1	5.3	12.9	-10.9	4.9
SEASONALLY ADJUSTED						
<b>2007</b>						
Mar Qtr	-1.5	-7.1	-3.3	-1.4	-5.5	-2.7
Jun Qtr	-2.7	5.3	—	-2.3	3.7	-0.2
Sep Qtr	0.4	10.4	2.7	0.3	10.6	2.8
Dec Qtr	6.6	-3.9	4.2	6.2	-3.2	4.1
<b>2008</b>						
Mar Qtr	-5.3	9.5	-1.3	-4.7	8.6	-1.0
Jun Qtr	4.1	-17.1	-3.2	2.7	-16.2	-3.7
TREND						
<b>2007</b>						
Mar Qtr	-1.8	0.9	-1.1	-1.7	1.1	-0.9
Jun Qtr	-1.0	3.0	0.2	-0.9	3.0	0.3
Sep Qtr	0.7	5.4	2.2	0.8	5.3	2.3
Dec Qtr	1.3	2.9	1.9	1.3	2.9	1.9
<b>2008</b>						
Mar Qtr	0.9	-1.7	—	0.7	-1.5	—
Jun Qtr	0.5	-4.3	-1.1	0.2	-4.2	-1.2

— nil or rounded to zero (including null cells)

(a) Includes Conversions, etc.



## DWELLING UNIT COMMENCEMENTS, States &amp; territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT(a)	ACT(a)	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2005-06</b>	32 879	39 206	37 852	10 643	25 978	2 557	1 366	1 835	<b>152 315</b>
<b>2006-07</b>	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	<b>152 177</b>
<b>2007-08</b>	30 756	41 806	43 805	12 018	22 361	2 902	1 077	2 067	<b>156 794</b>
<b>2007</b>									
Mar Qtr	7 485	8 189	8 959	2 365	5 733	734	369	341	<b>34 175</b>
Jun Qtr	6 724	9 572	10 473	3 171	5 609	659	385	624	<b>37 216</b>
Sep Qtr	8 107	10 731	11 558	2 960	5 756	664	412	722	<b>40 911</b>
Dec Qtr	7 504	11 733	12 265	2 827	5 693	839	256	601	<b>41 718</b>
<b>2008</b>									
Mar Qtr	8 201	9 486	9 275	2 955	5 021	679	217	363	<b>36 197</b>
Jun Qtr	6 944	9 856	10 707	3 276	5 892	720	191	381	<b>37 968</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
Mar Qtr	7 617	9 278	10 466	2 628	6 165	734	418	372	<b>37 636</b>
Jun Qtr	7 225	9 476	10 578	3 014	5 626	653	451	606	<b>37 568</b>
Sep Qtr	7 843	10 166	10 530	3 019	5 324	714	347	732	<b>38 614</b>
Dec Qtr	7 206	11 153	11 614	2 637	5 734	786	241	566	<b>40 213</b>
<b>2008</b>									
Mar Qtr	8 255	10 622	10 905	3 343	5 454	679	245	410	<b>39 823</b>
Jun Qtr	7 475	9 786	10 799	3 064	5 859	714	206	375	<b>38 348</b>
TREND									
<b>2007</b>									
Mar Qtr	7 569	9 406	10 384	2 802	6 011	703	388	547	<b>37 834</b>
Jun Qtr	7 500	9 616	10 594	2 855	5 699	699	410	581	<b>37 941</b>
Sep Qtr	7 507	10 281	10 881	2 917	5 497	718	359	632	<b>38 800</b>
Dec Qtr	7 661	10 663	11 072	2 970	5 519	728	277	577	<b>39 537</b>
<b>2008</b>									
Mar Qtr	7 748	10 566	11 076	3 051	5 635	724	229	456	<b>39 551</b>
Jun Qtr	7 749	10 218	10 938	3 162	5 760	711	215	385	<b>39 093</b>

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

## DWELLING UNIT COMMENCEMENTS, States &amp; territories—Change from previous period

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT(a)</i>	<i>ACT(a)</i>	<b><i>Aust.</i></b>
	%	%	%	%	%	%	%	%	%
ORIGINAL									
<b>2005-06</b>	-17.0	-4.4	-3.3	-3.5	13.2	-9.6	1.2	-25.4	<b>-5.0</b>
<b>2006-07</b>	-9.2	-1.4	8.7	5.1	-4.5	12.0	-0.2	26.0	<b>-0.1</b>
<b>2007-08</b>	3.1	8.2	6.5	7.4	-9.9	1.3	-21.0	-10.6	<b>3.0</b>
<b>2007</b>									
Mar Qtr	-8.8	-19.1	-17.7	-19.0	-10.0	-2.8	27.0	-51.1	<b>-15.1</b>
Jun Qtr	-10.2	16.9	16.9	34.0	-2.2	-10.1	4.4	83.2	<b>8.9</b>
Sep Qtr	20.6	12.1	10.4	-6.6	2.6	0.7	7.0	15.8	<b>9.9</b>
Dec Qtr	-7.4	9.3	6.1	-4.5	-1.1	26.4	-37.8	-16.8	<b>2.0</b>
<b>2008</b>									
Mar Qtr	9.3	-19.2	-24.4	4.5	-11.8	-19.1	-15.4	-39.6	<b>-13.2</b>
Jun Qtr	-15.3	3.9	15.4	10.9	17.3	6.0	-12.0	5.0	<b>4.9</b>
SEASONALLY ADJUSTED									
<b>2007</b>									
Mar Qtr	-3.0	-3.6	2.2	-2.9	-3.2	4.3	56.6	-42.7	<b>-2.7</b>
Jun Qtr	-5.1	2.1	1.1	14.7	-8.7	-11.0	7.9	62.9	<b>-0.2</b>
Sep Qtr	8.6	7.3	-0.5	0.2	-5.4	9.3	-23.1	20.8	<b>2.8</b>
Dec Qtr	-8.1	9.7	10.3	-12.7	7.7	10.1	-30.5	-22.7	<b>4.1</b>
<b>2008</b>									
Mar Qtr	14.6	-4.8	-6.1	26.8	-4.9	-13.6	1.7	-27.6	<b>-1.0</b>
Jun Qtr	-9.4	-7.9	-1.0	-8.3	7.4	5.2	-15.9	-8.5	<b>-3.7</b>
TREND									
<b>2007</b>									
Mar Qtr	1.3	-2.8	1.3	4.7	-6.4	-3.8	20.5	-2.5	<b>-0.9</b>
Jun Qtr	-0.9	2.2	2.0	1.9	-5.2	-0.6	5.7	6.2	<b>0.3</b>
Sep Qtr	0.1	6.9	2.7	2.2	-3.5	2.7	-12.4	8.8	<b>2.3</b>
Dec Qtr	2.1	3.7	1.8	1.8	0.4	1.4	-22.8	-8.7	<b>1.9</b>
<b>2008</b>									
Mar Qtr	1.1	-0.9	—	2.7	2.1	-0.5	-17.3	-21.0	<b>—</b>
Jun Qtr	—	-3.3	-1.2	3.6	2.2	-1.8	-6.1	-15.6	<b>-1.2</b>

— nil or rounded to zero (including null cells)

(a) Seasonally adjusted numbers of dwelling unit commencements in Northern Territory and Australian Capital Territory should be used with caution. For further information, see paragraph 14 of the Explanatory Notes.

## DWELLING UNIT COMMENCEMENTS, States &amp; territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2005-06</b>	16 075	29 612	24 751	8 137	21 733	2 246	677	1 033	<b>104 264</b>
<b>2006-07</b>	15 722	29 524	28 241	8 686	19 896	2 447	761	1 262	<b>106 538</b>
<b>2007-08</b>	15 602	30 825	29 917	9 596	16 819	2 449	609	1 221	<b>107 039</b>
<b>2007</b>									
Mar Qtr	3 913	6 004	6 520	1 954	4 646	647	168	206	<b>24 057</b>
Jun Qtr	3 351	7 381	7 291	2 338	4 443	570	224	270	<b>25 867</b>
Sep Qtr	3 902	8 107	8 050	2 410	4 341	511	181	308	<b>27 810</b>
Dec Qtr	3 888	8 287	8 568	2 182	4 262	714	145	345	<b>28 391</b>
<b>2008</b>									
Mar Qtr	3 893	6 375	6 440	2 453	3 744	571	149	248	<b>23 874</b>
Jun Qtr	3 919	8 056	6 860	2 551	4 472	652	134	320	<b>26 964</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	16 348	8 900	12 991	2 272	4 033	283	625	797	<b>46 249</b>
<b>2006-07</b>	13 616	8 514	12 797	2 426	4 752	382	593	1 047	<b>44 127</b>
<b>2007-08</b>	14 474	10 411	13 738	2 403	5 362	406	454	841	<b>48 088</b>
<b>2007</b>									
Mar Qtr	3 475	2 133	2 404	401	1 019	84	199	132	<b>9 847</b>
Jun Qtr	3 227	1 988	3 160	821	1 120	74	158	354	<b>10 902</b>
Sep Qtr	4 123	2 437	3 487	539	1 372	140	231	414	<b>12 744</b>
Dec Qtr	3 419	3 264	3 637	641	1 381	112	109	256	<b>12 818</b>
<b>2008</b>									
Mar Qtr	4 097	3 001	2 811	500	1 225	104	67	110	<b>11 914</b>
Jun Qtr	2 835	1 709	3 803	723	1 383	50	47	61	<b>10 612</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	456	694	110	234	211	29	64	4	<b>1 802</b>
<b>2006-07</b>	504	613	102	73	171	36	9	2	<b>1 512</b>
<b>2007-08</b>	679	571	149	19	180	48	15	4	<b>1 667</b>
<b>2007</b>									
Mar Qtr	97	52	35	11	68	3	2	2	<b>270</b>
Jun Qtr	146	203	22	12	46	15	4	—	<b>447</b>
Sep Qtr	82	187	22	11	42	12	1	—	<b>357</b>
Dec Qtr	197	182	60	4	50	13	2	—	<b>509</b>
<b>2008</b>									
Mar Qtr	211	110	24	2	52	4	1	4	<b>409</b>
Jun Qtr	189	92	43	2	36	18	11	—	<b>392</b>
TOTAL									
<b>2005-06</b>	32 879	39 206	37 852	10 643	25 978	2 557	1 366	1 835	<b>152 315</b>
<b>2006-07</b>	29 842	38 651	41 141	11 185	24 818	2 865	1 363	2 311	<b>152 177</b>
<b>2007-08</b>	30 756	41 806	43 805	12 018	22 361	2 902	1 077	2 067	<b>156 794</b>
<b>2007</b>									
Mar Qtr	7 485	8 189	8 959	2 365	5 733	734	369	341	<b>34 175</b>
Jun Qtr	6 724	9 572	10 473	3 171	5 609	659	385	624	<b>37 216</b>
Sep Qtr	8 107	10 731	11 558	2 960	5 756	664	412	722	<b>40 911</b>
Dec Qtr	7 504	11 733	12 265	2 827	5 693	839	256	601	<b>41 718</b>
<b>2008</b>									
Mar Qtr	8 201	9 486	9 275	2 955	5 021	679	217	363	<b>36 197</b>
Jun Qtr	6 944	9 856	10 707	3 276	5 892	720	191	381	<b>37 968</b>

— nil or rounded to zero (including null cells)

## DWELLING UNIT COMMENCEMENTS, States &amp; territories—Private sector: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2005-06</b>	15 873	29 340	24 519	7 704	21 158	2 211	637	990	<b>102 432</b>
<b>2006-07</b>	15 444	29 304	28 066	8 178	19 445	2 437	643	1 125	<b>104 641</b>
<b>2007-08</b>	15 318	30 509	29 659	9 257	16 285	2 442	484	1 131	<b>105 084</b>
<b>2007</b>									
Mar Qtr	3 859	5 982	6 497	1 814	4 561	642	123	201	<b>23 679</b>
Jun Qtr	3 268	7 314	7 251	2 198	4 351	567	166	222	<b>25 336</b>
Sep Qtr	3 799	8 001	7 999	2 268	4 146	511	159	266	<b>27 150</b>
Dec Qtr	3 848	8 213	8 458	2 091	4 153	713	122	324	<b>27 922</b>
<b>2008</b>									
Mar Qtr	3 780	6 284	6 388	2 402	3 594	566	90	233	<b>23 338</b>
Jun Qtr	3 891	8 011	6 814	2 496	4 392	651	112	308	<b>26 674</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	16 022	8 796	12 587	2 013	3 550	260	604	797	<b>44 628</b>
<b>2006-07</b>	13 157	8 445	12 384	2 264	4 312	369	552	1 047	<b>42 530</b>
<b>2007-08</b>	13 938	10 297	13 201	2 289	4 781	404	444	841	<b>46 194</b>
<b>2007</b>									
Mar Qtr	3 377	2 126	2 234	371	879	82	198	132	<b>9 399</b>
Jun Qtr	3 029	1 968	3 080	810	1 045	74	158	354	<b>10 518</b>
Sep Qtr	3 993	2 417	3 285	499	1 191	140	231	414	<b>12 171</b>
Dec Qtr	3 315	3 209	3 547	612	1 254	112	99	256	<b>12 404</b>
<b>2008</b>									
Mar Qtr	3 936	2 981	2 724	466	1 121	102	67	110	<b>11 508</b>
Jun Qtr	2 694	1 689	3 645	711	1 215	50	47	61	<b>10 111</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	456	628	110	225	187	29	61	4	<b>1 700</b>
<b>2006-07</b>	502	606	102	73	161	36	9	2	<b>1 493</b>
<b>2007-08</b>	580	560	126	17	178	48	11	4	<b>1 526</b>
<b>2007</b>									
Mar Qtr	97	52	35	11	61	3	2	2	<b>263</b>
Jun Qtr	146	202	22	12	43	15	4	—	<b>443</b>
Sep Qtr	72	186	20	11	42	12	1	—	<b>344</b>
Dec Qtr	197	180	60	3	50	13	2	—	<b>505</b>
<b>2008</b>									
Mar Qtr	195	102	24	2	50	4	1	4	<b>383</b>
Jun Qtr	116	92	22	2	36	18	7	—	<b>294</b>
TOTAL									
<b>2005-06</b>	32 351	38 764	37 216	9 942	24 895	2 499	1 302	1 792	<b>148 760</b>
<b>2006-07</b>	29 104	38 355	40 552	10 516	23 917	2 842	1 204	2 174	<b>148 665</b>
<b>2007-08</b>	29 835	41 366	42 987	11 562	21 243	2 893	939	1 978	<b>152 804</b>
<b>2007</b>									
Mar Qtr	7 333	8 160	8 766	2 196	5 501	726	323	336	<b>33 341</b>
Jun Qtr	6 443	9 484	10 353	3 020	5 438	656	327	576	<b>36 297</b>
Sep Qtr	7 864	10 605	11 303	2 778	5 379	664	391	680	<b>39 665</b>
Dec Qtr	7 360	11 602	12 065	2 705	5 456	838	224	580	<b>40 832</b>
<b>2008</b>									
Mar Qtr	7 911	9 367	9 137	2 870	4 765	672	158	348	<b>35 228</b>
Jun Qtr	6 700	9 792	10 481	3 209	5 642	719	166	370	<b>37 079</b>

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
NEW HOUSES									
<b>2005-06</b>	201	272	232	432	575	35	40	43	<b>1 831</b>
<b>2006-07</b>	277	220	176	508	451	10	118	137	<b>1 897</b>
<b>2007-08</b>	286	316	259	339	535	7	124	89	<b>1 955</b>
<b>2007</b>									
Mar Qtr	54	22	23	140	85	5	45	5	<b>379</b>
Jun Qtr	83	67	40	140	93	3	58	48	<b>531</b>
Sep Qtr	103	106	51	142	195	—	21	42	<b>660</b>
Dec Qtr	40	74	110	91	109	1	23	21	<b>469</b>
<b>2008</b>									
Mar Qtr	114	91	52	51	150	5	58	15	<b>536</b>
Jun Qtr	29	45	46	55	81	1	22	11	<b>290</b>
NEW OTHER RESIDENTIAL BUILDING									
<b>2005-06</b>	326	104	404	259	483	23	21	—	<b>1 621</b>
<b>2006-07</b>	458	69	414	162	440	13	41	—	<b>1 597</b>
<b>2007-08</b>	537	114	536	114	581	2	10	—	<b>1 893</b>
<b>2007</b>									
Mar Qtr	98	7	170	30	141	2	1	—	<b>449</b>
Jun Qtr	198	20	80	11	75	—	—	—	<b>384</b>
Sep Qtr	130	20	202	40	181	—	—	—	<b>573</b>
Dec Qtr	104	55	90	29	127	—	10	—	<b>414</b>
<b>2008</b>									
Mar Qtr	161	20	86	34	104	2	—	—	<b>406</b>
Jun Qtr	142	20	158	11	169	—	—	—	<b>500</b>
CONVERSIONS, ETC.									
<b>2005-06</b>	—	66	—	9	24	—	3	—	<b>102</b>
<b>2006-07</b>	2	7	—	—	10	—	—	—	<b>19</b>
<b>2007-08</b>	100	11	23	2	2	—	4	—	<b>142</b>
<b>2007</b>									
Mar Qtr	—	—	—	—	7	—	—	—	<b>7</b>
Jun Qtr	—	1	—	—	3	—	—	—	<b>4</b>
Sep Qtr	10	1	2	—	—	—	—	—	<b>13</b>
Dec Qtr	—	2	—	2	—	—	—	—	<b>4</b>
<b>2008</b>									
Mar Qtr	16	8	—	—	2	—	—	—	<b>26</b>
Jun Qtr	74	—	21	—	—	—	4	—	<b>99</b>
TOTAL									
<b>2005-06</b>	528	442	636	701	1 083	58	64	43	<b>3 555</b>
<b>2006-07</b>	738	296	589	670	901	23	159	137	<b>3 512</b>
<b>2007-08</b>	921	441	818	455	1 118	9	138	89	<b>3 991</b>
<b>2007</b>									
Mar Qtr	152	29	193	170	232	7	46	5	<b>834</b>
Jun Qtr	281	88	120	151	171	3	58	48	<b>920</b>
Sep Qtr	243	126	255	182	376	—	21	42	<b>1 246</b>
Dec Qtr	144	131	200	121	236	1	33	21	<b>887</b>
<b>2008</b>									
Mar Qtr	290	119	138	85	256	7	58	15	<b>969</b>
Jun Qtr	244	65	226	67	249	1	26	11	<b>889</b>

— nil or rounded to zero (including null cells)

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication contains preliminary estimates from the quarterly Building Activity Survey of the number of dwelling units commenced during the current quarter and revised estimates for the previous two quarters. More comprehensive and updated results will be available shortly in Building Activity, Australia (cat. no. 8752.0).

### SCOPE AND COVERAGE

**2** The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. From the June quarter 2005, the quarterly survey consists of:

- a sample survey of public and private sector residential building jobs valued at \$50,000 or more
- an indirect component based on building approval details for all residential building work approved from \$10,000 to less than \$50,000.

**3** Building jobs included in each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS (refer paragraph 2) up to but not including the last month of the reference quarter (i.e. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those jobs notified and commenced in the last month of the reference quarter (i.e. for the month of September in respect of the September quarter survey). For example, jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

**4** The use of sample survey techniques in the Building Activity Survey means that reliable estimates of the number of dwelling commencements are generally available only at state, territory and Australia levels. Although subject to higher relative standard errors, a range of sub-state estimates of dwelling commencements may be available. Detailed data on Building Approvals, based on information reported by local government and other reporting authorities, are available for regions below state and territory level from Building Approvals, Australia (cat. no. 8731.0).

### CLASSIFICATION

**5** *Ownership*. The ownership of a building is classified as either *private sector* or *public sector*, according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

**6** Building jobs are classified both by the TYPE OF BUILDING (e.g. 'house', 'other residential building') and by the TYPE OF WORK involved (i.e. 'new' and 'conversions, etc.'). These classifications are used in conjunction with each other and are defined in the Glossary.

### RELIABILITY OF THE ESTIMATES

**7** Since the estimates are based on a sample of approved residential building jobs, the estimates of commencements of dwellings and total dwellings are subject to sampling variability. Relative standard errors give a measure of this variability and therefore indicate the degree of confidence that can be attached to the data.

**8** Estimated relative standard errors for the number of dwellings commenced in the June quarter 2008 are given below. There is 67% confidence that the actual number would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

## EXPLANATORY NOTES *continued*

### RELIABILITY OF THE ESTIMATES *continued*

### RELATIVE STANDARD ERRORS, June quarter 2008

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New private sector houses	5.0	3.1	4.1	4.4	4.7	3.4	5.2	3.7	1.8
Total new other dwellings	3.7	7.8	3.1	5.7	7.1	23.2	—	7.4	2.2
Total dwellings	3.2	2.7	2.8	3.6	3.8	3.4	3.1	3.2	1.4

— nil or rounded to zero (including null cells)

**9** In addition, some returns containing jobs not known to have commenced are not received in time for inclusion in these estimates. Allowance is made for a proportion of these jobs, based on past experience, likely to have commenced. Estimates in this issue for the last two quarters are therefore subject to revision.

### SEASONAL ADJUSTMENT

**10** Seasonally adjusted building statistics are shown in tables 1–4. In the seasonally adjusted series, account has been taken of normal seasonal factors, 'trading day' effects arising from the varying numbers of working days in a quarter and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters.

**11** Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. The seasonally adjusted series for total dwellings for Australia and each state and territory has been produced by summing the respective seasonally adjusted series for each of 'new houses', 'new other residential dwellings' and 'conversions, etc.' However, the states and Australia are adjusted independently, which means that the sum of the adjusted state series may not add to the adjusted Australian total.

**12** From the June quarter 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used, when seasonal factors were only revised following an annual re-analysis. The concurrent method improves the estimation of seasonal factors and, therefore, the seasonally adjusted and trend estimates for the current and previous quarters. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. In most instances, the only noticeable revisions will be to the previous quarter and the same quarter of a year earlier.

**13** A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for the December quarter.

**14** As a general rule, extreme care should be exercised in using the seasonally adjusted series for dwelling unit commencements in Northern Territory and Australian Capital Territory. The small numbers and volatile nature of these data makes reliable estimation of the seasonal pattern very difficult.

### TREND ESTIMATES

**15** Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend series.

**16** The trend estimates are derived by applying a 7-term Henderson moving average to the seasonally adjusted series. The 7-term Henderson average (like all Henderson averages) is symmetric but, as the end of a time series is approached, asymmetric forms of the average are applied. Unlike weights of the standard 7-term Henderson moving

## EXPLANATORY NOTES *continued*

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### TREND ESTIMATES *continued*

average, the weights employed here have been tailored to suit the particular characteristics of individual series.

**17** While the smoothing technique described in paragraphs 14 and 15 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data. For further information, see Information Paper: A Guide to Interpreting Time Series—Monitoring Trends, 2003 (cat. no. 1349.0) or contact the Assistant Director, Time Series Analysis on Canberra (02) 6252 6540 or email <timeseries@abs.gov.au>.

### ACKNOWLEDGMENT

**18** ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

### RELATED PRODUCTS

**19** All tables in this publication are available in electronic form on the ABS web site.

**20** Users may also wish to refer to the following publications:

Building Activity, Australia, cat. no. 8752.0

Building Approvals, Australia, cat. no. 8731.0

Construction Work Done, Australia, Preliminary, cat. no. 8755.0

House Price Indexes: Eight Capital Cities, cat. no. 6416.0

Housing Finance, Australia, cat. no. 5609.0

Private Sector Construction Industry, Australia, cat. no. 8772.0

Producer Price Indexes, Australia, cat. no. 6427.0

### ABS DATA AVAILABLE ON REQUEST

**21** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.



## APPENDIX LIST OF ELECTRONIC TABLES

### ELECTRONIC TABLES

The following tables are available electronically via the ABS web site. Not all series in the table go back to the earliest start date.

### COMMENCEMENTS

	<i>Publication table no.</i>	<i>Electronic table no.</i>	<i>Start date</i>
Dwelling unit commencements	1	1	September 1955
Dwelling unit commencements, change from previous period	2	n.a.	..
Dwelling unit commencements, states and territories	3	2	September 1980
Dwelling unit commencements, states and territories, change from previous period	4	n.a.	..
Dwelling unit commencements, states and territories, original	5	3	September 1955
Dwelling unit commencements, states and territories, private sector, original	6	4	September 1955
Dwelling unit commencements, states and territories, public sector, original	7	5	September 1969

## GLOSSARY

<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
<b>Commenced</b>	A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).
<b>Conversions, etc.</b>	A conversion is building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration. 'Conversions, etc.' are the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building. 'Conversions, etc.' are shown separately in tables 4 to 6 and are included in the total number of dwelling units.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for <i>long-term</i> residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.
<b>House</b>	A house is a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
<b>New</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Number of dwelling unit commencements</b>	For other residential building, these statistics present the number of dwelling units in such buildings (and not the number of buildings). For example, if a new building with 25 apartments is commenced, then 25 is included in the number of dwelling unit commencements under 'new other residential building'. Residential building activity involving a number of residential buildings of the same type of building and which are being built on the same site are sometimes grouped. Thus, when a project involving the construction of, say, a group of 10 houses is commenced in the sense that work has started on the first one or two houses, then all 10 houses may be counted as commencements in the statistics.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semidetached houses, maisonettes, duplexes, apartment buildings, etc.).
<b>Residential building</b>	A residential building is a building predominantly consisting of one or more dwelling units. Residential buildings can be either <i>houses</i> or <i>other residential buildings</i> .



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